



## 46350 – Prime 30 Are Land for lease on Ubud Main Road | Perfect for Restaurant & Villa Development

### Description

A rare opportunity to secure **30 are (2,917 m<sup>2</sup>)** of premium land located directly on the **main road of Ubud** — one of Bali's most sought-after commercial and tourism corridors. This strategic plot is ideal for investors looking to build a **restaurant, villa complex, wellness retreat, co-working hub, or boutique hospitality project**.

Just **125 meters from famous Café** and **250 meters from Grocery Supermarket**, the land benefits from high visibility, strong foot traffic, and easy accessibility. The property offers an expansive **rice field panorama** combined with a serene **mini tropical forest**, creating the perfect balance of commercial potential and natural beauty.

#### Property Details:

- Land size: **30 Are (2,917 m<sup>2</sup>)**
- Price: **8 juta/are/year (80,000/m<sup>2</sup>/year)**
- Lease period: **20–25 years**
- Zoning: **Residential** (ideal for development)
- Location: **Main Road Ubud**
- View: **Wide rice fields & tropical forest**
- Permits: Already has permission for **Restaurant & Villa development**
- Surroundings: Popular cafés, supermarkets, villas, and wellness hubs

#### Why This Land Is Perfect for Investment:

- Prime commercial frontage on Ubud's main road
- Close to high-traffic lifestyle destinations (Rusters & Pepito)
- Suitable for multi-unit villa development or destination restaurant
- Stunning natural views enhance property value & guest experience
- Strong ROI potential in Ubud's booming tourism & hospitality market

**Secure this rare Ubud opportunity — ideal for visionary investors and developers.**

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#### Author

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